

CITY REAL ESTATE.

Above 50th St.—5th Av. to North River.

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Borough of Brooklyn—Sale or Rent.

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REAL ESTATE—OUT OF CITY.

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FINAL NOTICE

YOUR LAST CHANCE TO BUY AN APARTMENT
SUBSCRIPTIONS CLOSE MONDAY NOON IN THE
HENDRIK HUDSON

Riverside Drive Block Front, 110th to 111th St.

An Advance of Five Years' Rent Provides

Free Rent and Dividends.

APARTMENTS FOR SALE

ON OUR UNIQUE RENT OWNERSHIP PLAN.

6 to 9 Rooms, \$10,000 to \$18,000

Investigation has proven this proposition defies competition

Inspection Between 2 to 5 P. M.

Write, phone or call for full details.

NASSOIT & LANNING

Broadway & 89th St.

Tel. 8380 Riverside.

LORINGTON APARTMENTS

Central Park West, N. W. Cor. 70th Street

We are offering on the co-operative plan

Apartments of 10 Rooms & 11 Rooms Each With 3 Baths

Subscriptions to the Capital Stock in the Corporation owning the

property in amounts of from

\$20,000 to \$33,000

Entitles the subscriber to a 99 year lease of the apartment selected

without further payment of rent. We are limited to 15 apartments.

Prompt action insures the best selection of location. Full particulars.

SLAWSON & HOBBS

162 West 72d Street. Tel. 7240 Columbus

CORNER WEST END AVE.

300 West 76th St.

27x100

Four story dwelling, suitable for alteration.

Possession and Terms.

Full Commission to Brokers.

CROSS & BROWN COMPANY

18 East 41st St., New York

Murray Hill 7100

Conservative Realty Investments

We have carefully investigated several good

properties which conservative investors should

consider. These properties yield safe and

ample returns. They have our personal rec-

ommendation. Following are some from our

list:

Six story high class elevator apartment.

Cathedral Parkway, near Broadway, 70-112

St. 100. Covers improvement. Rental, \$30,000.

Price, \$25,000.

Six story high class elevator apartment.

Near 100th St. Broadway, 100-100.

Covers improvement. Rental, \$25,000.

Price, \$22,000.

Six story high class walk-up, overlooking

Columbia University. Ideal surroundings. Six

rooms. All improvements. Rental, \$15,000.

Price, \$10,000.

Five story high class walk-up. Near 112th

St. Broadway, 25-100-11. All improvements.

Sixty rooms. Rental, \$7,000. Price, \$35,000.

All improvements. Rental, \$7,000. Price, \$35,000.

E. J. MAAS REALTY CO., INC.

200 West 102d St.

Phone Riverside 304. 200 West 102d St.

Phone Riverside 304.

113 WEST 96TH STREET

Only \$8,000 Cash Required

Five story double apartment, 31-100.

Price \$4,000, balance at 5%.

Three months' tenants; brokers' pro-

vision, 10% to 12% commission. Rental, \$2,000.

Price, \$8,000.

PRIVATE DWELING

West 1st St., 2 story and basement

(subject to \$10,000 cash). Price \$21,000 (subject

to \$10,000 cash). Price \$21,000 (subject

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to \$10,000 cash). Price \$21,000 (subject

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NO 20% OFF THE LIST PRICE AT Manhattan Beach Estates

Even to be in fashion. It can't be done.

Prices Were Cut When Hard Times Came

and they were not raised when everything else went up in price.

Now I have left of these thousands of improved lots only

67 PLOTS

That is not enough for an auction sale, yet I must clean up before the 4th of July

or the price goes up 20 per cent on what is left.

THAT MEANS 20% ON

NOT 20% OFF

Many of my customers are trying to make up their minds—but hesitate.

I am permitted to give hesitators one month to make up their minds:

THEN THE BELL RINGS!!!

20 PER CENT ON!!!

ONLY 67 PLOTS LEFT

3 facing the Atlantic—6 facing the Bay—2 on Hampton Avenue—5 on Oriental

Boulevard—and the rest on Kensington, Langham and Mackenzie Streets.

\$850 a Lot—Ocean Fronts Higher—One Plot Lower

Come Out To-Day, or Write for Booklet

5% discount for all cash—or—

50% mortgage at 4 1/2%

60% mortgage at 5%

70% mortgage at 5 1/2%—or—

10% down and 2% a month

Joseph Day
Sales Agent
67 Liberty Street
Phone Cortlandt 744
New York City

Washington Heights, Above 125th St.

Washington Heights, Above 125th St.

Borough of Bronx—Sale or Rent.

Sold To Tenants WOODROW COURT

565 West 169th Street, N. E. Cor. St. Nicholas Av.

Solves The Rent Problem

A few remaining 3, 4, 5 and 6 room apartments are still available to

parties desiring to lease in this high class apartment. One of the

choicest locations in Washington Heights; one block from the subway;

convenient to all street car lines; bus lines at the door.

This building, erected three years ago, was awarded a prize by the

American Institute of Architects for its exquisite interior design.

On an investment of \$500 per room you will enjoy a perpetual lease

on your apartment at about one-third of the rental paid in buildings of

this character, with all the advantages offered in high class, well con-

ducted, modern elevator apartment houses.

Applications are being considered in

the order in which they are received.

Phone, call or write, Co-operative Dept.

Spotts & Starr, Inc.

Times Building Bryant 4000

Our representative on premises in-day from 11 in 3 and every day thereafter

from 10 to 3.

OWN A CITY HOME

BY BUYING AN APARTMENT

on Convent Ave. Cor. 133d St., opposite the beautiful

convent grounds. One block from

City College and adjoining City Park

Co-Operative Plan 3 Rooms \$3000 & \$3300

Open For 4 Rooms \$3900 & \$4200

Inspection 5 Rooms \$4500 & \$6000

OPEN FOR INSPECTION

FULL PARTICULARS

SLAWSON & HOBBS

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Homes within the Hour

For prompt and efficient service list your property for sale with us

A HOME OF YOUR OWN WITHIN THE HOUR

Which of these shall it be?

HERE are described a few beautiful,

accessible suburban homes. All

typical of the large number of desirable

homes listed on our files for sale.

Let us show you the safest, surest, easiest

way of getting all the necessary informa-

tion about the most desirable suburban

property now on the market.

We can meet your requirements in every

respect; location, property, price, terms.

A postcard, phone call or personal visit

will start us working for you.



Gentleman's Farm—A Profitable Investment

Hillside, N. J. 16 acres, of which 11 are woodland.

Modern frame house, well built, 6 years old, fine condi-

tion, 9 rooms and bath; large kitchen, near several

lakes, close to market; cost \$12,000 to build. Asking

price, including land, \$15,000. Cash required

\$5,000. Fine lawn, orchard, garden, pool, tennis court, elec-

tric, berries, grapes, etc. Rapid trip, commuting dis-

tance.



EAST ORANGE, N. J.

Beautiful plot, 100x200; fine large trees; Colonial house,

13 rooms, 2 baths; hardwood finish; garage for 2 cars;

screened piazza; a very desirable property, within easy

commuting distance of New York City and within 5 min-

utes of station and bridge. Can be purchased at reason-

able figure and easy terms.

SOUTH ORANGE, N. J.

\$10 a Front Foot.

BUILDER'S OPPORTUNITY, or

WILL DIVIDE.

Desirable location; paved streets

and sidewalks; sewer; gas and

electric available; all city improve-

ments; ready for building; 300 ft.

fronting on Grove Park; 3 minutes

to D. & W. station; also con-

venient to trolley.

IDEAL SUMMER-WINTER

HOME

OVERLOOKING

NEW YORK HARBOUR.

St. George, S. I.—Frame residence,

12 rooms, sun parlor, 4 baths, gas,

electric, hot water heat, electric

range; gas laundry dryer; occupied

by owner and maintained in excel-

lent condition, with all modern im-

provements; 7 minutes from ferry;

price \$20,000, cash required \$7,000.

STATEN ISLAND

A real home with country advan-

tages and city conveniences; near

train and trolley, 5 minutes to

station; 8 room stucco house; bath,

electric, hot water heat, hardwood

trim. Plot 60x100; garage; fine fruit

and shade trees; offered for \$15,000,

easy terms. Adjoining lots can be

acquired.



ORANGE, N. J.

Very attractive property. Plot 30x100; fine trees and

shrubbery; brick and frame residence, 13 spacious rooms;

gas, electric; 3 baths; natural hardwood finish; large

feather hall, reception room and den. Garage, 4 minutes

to station. 50 minutes from New York City. Opportunity

to acquire an exceptionally desirable home. Inquire for

particulars.



EDGEWATER HEIGHTS, N. J.

Modern home of recent construction; restricted park,

Falmouth, overlooking Hudson. Old English style; the

roof, 11 rooms; large living room; massive fireplace;

solarium; shower; vacuum cleaning system; garage; lawn;

20 minutes from New York City. Price \$35,000, which is

low, considering the property.

EAST ORANGE, N.